

Minute of Meeting Local Review Body.

Date	Time	Venue
Tuesday, 17 November 2020	14:00	Microsoft Teams Platform,

Present

Councillor Bill Binks, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson.

Chair

Councillor McGurk, Convener, presided.

In Attendance

K Dalrymple, Development Plans & Housing Strategy Team Leader (Independent Planning Adviser to the Local Review Body); A McLaughlan, Senior Solicitor (Litigation and Regulatory Services) (Independent Legal Adviser to the Local Review Body); R Devine, Senior Committee Services Officer (Clerk to the Local Review Body); P Shiach, Committee Services Officer, J Barron, Assistant Committee Services Officer and D Pole, End User Technician (Finance & Resources).

Apology

Councillor Brown.

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

Procedure Note

The Convener summarised the procedure to be followed at the meeting of the Local Review Body (LRB), a copy of which had been circulated to members prior to the meeting.

1 Notice of Review LRB 02.20

Consideration was given to a Notice of Review in respect of the Planning Authority's decision to refuse planning permission for the proposed refurbishment of an existing domestic garage to be used as a commercial dog day-care facility at 172 Hawkhead Road, Paisley. (20/0077/PP)

The following materials were before members in relation to the Notice of Review:

- (i) Planning Authority's Submissions which included the report of handling, accompanying documents and decision notice; and
- (ii) The Notice of Review, together with supporting statement and productions submitted by the applicant.

The Convener confirmed that the LRB required to decide whether it had sufficient information before it to make a decision on this matter or whether further procedure was required to allow the LRB to determine Planning Application 20/0077/PP. It was agreed that the LRB had sufficient information before it to reach a decision.

The Convener then advised that the LRB must determine the application in accordance with the provisions of the Local Development Plan, including any supplementary guidance, unless material considerations indicated otherwise.

There then followed a general discussion in relation to the Notice of Review. The Convener proposed that the application be refused for the reasons detailed in the report of handling. This was agreed unanimously.

DECIDED: That Planning Application 20/0077/PP be refused due to the potential unacceptable noise impact on surrounding residential properties and the surrounding residential area generally as a result of barking dogs and vehicular movement, the proposal would not comply with the requirements of Policy P1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), and the associated New Development Supplementary Guidance, which seek to maintain acceptable levels of amenity within residential areas.

2 Notice of Review LRB 03.20

Consideration was given to a Notice of Review in respect of the Planning Authority's decision to refuse planning permission for the erection of four detached houses (in principle) at 9 Mill Brae, Bridge of Weir, PA11 3LD (19/0814/PP).

The following materials were before members in relation to the Notice of Review:

- (i) Planning Authority's Submissions which included the report of handling, accompanying documents and decision notice; and
- (ii) The Notice of Review, together with supporting statement and productions submitted by the applicant.

The Convener confirmed that the LRB required to decide whether it had sufficient information before it to make a decision on this matter or whether further procedure was required to allow the LRB to determine Planning Application 19/0814/PP. It was agreed that the LRB had sufficient information before it to reach a decision.

The Convener then advised that the LRB must determine the application in accordance with the provisions of the Local Development Plan, including any supplementary guidance, unless material considerations indicated otherwise.

There then followed a general discussion in relation to the Notice of Review. The Convener proposed that the application be refused for the reasons detailed in the report of handling. This was agreed unanimously.

DECIDED: That Planning Application 19/0814/PP be refused as the development would result in additional traffic manoeuvres onto Mill Brae and its junction with Main Street. The access proposed would be unacceptable and could reduce road safety on both Mill Brae and Main Street. The proposal is therefore contrary to the terms of Policy P1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) and the associated Supplementary Guidance which seek to ensure that proposals are compatible and complementary to existing uses and should cause no significant harm.